

MEMORANDUM

SEPTEMBER 26, 1985

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: Richard P. Garver, Deputy Director and
Maria Faria, Project Coordinator

SUBJECT: South End Urban Renewal Area, Project No. Mass. R-56
Tentative Redesignation Of Redeveloper Of Re-use Parcel
SE-22/397 Massachusetts Avenue

SUMMARY: This memorandum requests that the Authority tentatively redesignate Tenants' Development Corporation (TDC) as Redeveloper of Parcel SE-22 in the South End Urban Renewal Area, Project No. Mass. R-56

Parcel SE-22, located at 397 Massachusetts Avenue, is a four-story brick building on approximately 1,805 square feet of land in the South End Urban Renewal Area, Project No. Mass. R-56. A particular point of interest in the building is that it was the residence of Martin Luther King while he was a theology student in Boston.

On March 21, 1985, Tenants' Development Corporation (TDC) of 663 Massachusetts Avenue, a minority, South End based development group, was de-designated without prejudice as Redeveloper of 397 Massachusetts Avenue.

The abutter, Chris Vale, had expressed an interest in developing 397 Massachusetts Avenue into rental units and the Board wished to provide Mr. Vale with an opportunity to make a proposal. Chris Vale has met with the staff on one occasion to review our submission requirements. Subsequently, we learned that Mr. Vale no longer had controlling interest on the abutting property. A second meeting was held with the new owner. There has been no formal communication to the Authority since the March dedesignation however.

TDC continues to express interest in the building, particularly because of its interest to the minority community. TDC has prepared a proposal which calls for the rehabilitation of 397 Massachusetts Avenue into five mixed-income residential units. The five units proposed will have a rental income mix of 20% below-income units, 60% moderate-income units and 20 market-rate units. TDC is prepared to submit this proposal as part of its mortgage application to MHFA along with other properties at 390-408 Massachusetts Avenue and 395 Massachusetts Avenue. In order to make the final preparation for mortgage closing by October, 1985, it is essential that TDC be redesignated as redeveloper of 397 Massachusetts Avenue.

TDC has retained the services of an experience development consultant, Greater Boston Community Development, Inc. (GBCD) and Stull & Lee Incorporated, as Project Architect. Each firm has proven ability in its housing construction, development and management areas.

Should the Authority approve the tentative redesignation, TDC will supply final working drawings which will conform with the Authority's standards and guidelines.

It is, therefore, recommend that the Authority tentatively redesignate Tenants' Development Corporation as redeveloper of Parcel SE-22 in the South End Urban Renewal Area.

An appropriate Resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-22
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Tenants' Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-22 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Tenants' Development Corporation be and hereby is tentatively re-designated as Redeveloper of Disposition Parcel SE-22 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-22 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

PART I

HUD-4004
(7-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Tenants Development Corporation
- b. Address and ZIP Code of Redeveloper: 663 Massachusetts Avenue
Boston, MA. 02118
- c. IRS Number of Redeveloper:
042487898
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End

(Name of Urban Renewal or Redevelopment Project Area)

is the City of Boston, State of Ma.
is described as follows²

Parcel: SE 22
-397 Mass. Avenue

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
August 15, 1969
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot number or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Deborah Campbell
547 Mass. Avenue
Boston, MA. 02118

President

Mary Longley
498 Columbus Avenue
Boston, MA. 02118

Treasurer

Nathaniel Geer
671 Mass. Avenue
Boston, MA. 02118

Clerk

Carole Quinerly
21 E. Concord Street
Boston, MA. 02118

Executive Director

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

1. If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the and, for:

- a. Total cost of any residential redevelopment. \$ 4,749,405
 - b. Cost per dwelling unit of any residential redevelopment. \$ 77,849
 - c. Total cost of any residential rehabilitation \$
 - d. Cost per dwelling unit of any residential rehabilitation \$
- units of 395/397 are part of a 62 unit package

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
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See attached Exhibit 2a

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

heat.hot water
gas

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

refrigerators; stoves,laundry facilities on premises

CERTIFICATION

I (We)¹ Deborah Campbell, President/ Mary Longley, Treasurer

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

September 19, 1985

September 19, 1985

Dated: _____

Dated: _____

Deborah Campbell
Signature

Mary Longley
Signature

President Board of Directors

Treasurer, Board of Directors

Title

Title

547 Mass. Avenue, Bos. 02118

663 Mass. Avenue Bos, 02118

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

ATTAINABLE RENTS PER TYPE AND UNIT SIZE, continued

395 Massachusetts Avenue

<u>No.</u>	<u>Type</u>	<u>Bedrooms/Baths</u>	<u>Square Footage</u>	<u>Attainable Rents</u>
1	Walk	0/1	355	500
1	Walk	0/1	415	500
1	Walk	1/1	525	675
1	Walk	1/1	595	675
1	Walk	1/1	620	675

588 Massachusetts Avenue

1	Walk	1/1	535	675
1	Walk	3/1	885	900
1	Walk	2/1	715	790.
1	Walk	3/2	1530	900

